



Loudoun County, Virginia

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County Administration

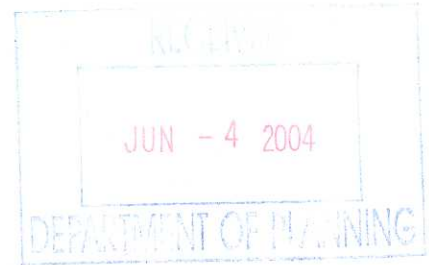
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*Round Hill  
Planning*

At a meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, June 1, 2004 at 9:30 a.m.

PRESENT: Scott K. York, Chairman  
Bruce E. Tulloch, Vice Chairman  
James G. Burton  
James E. Clem  
Eugene A. Delgaudio  
Sally Kurtz  
Stephen J. Snow  
Mick Staton Jr.  
Lori L. Waters



IN RE: CPAM 2004-0009 / REVISION OF BOUNDARIES OF THE JOINT LAND  
MANAGEMENT AREA FOR THE TOWN OF ROUND HILL AND  
DESIGNATION OF LAND USE

Mr. Tulloch moved that the Board of Supervisors approve CPAM 2004-0009, Round Hill Joint Land Management Area (JLMA) Adjustment.

Seconded by Mr. Staton.

Voting on the Motion: Supervisors Burton, Clem, Delgaudio, Kurtz, Snow, Staton, Tulloch, Waters, and York - Yes; None - No.

COPY TESTE:

*Denise Pappas*

DEPUTY CLERK FOR THE LOUDOUN  
COUNTY BOARD OF SUPERVISORS

BOARD OF SUPERVISORS

#4.

ACTION ITEM

**SUBJECT: CPAM 2004-0009, Round Hill Joint Land Management Area (JLMA) Adjustment**

**ELECTION DISTRICT: Blue Ridge**

**CRITICAL ACTION DATE: June 15, 2004**

**RECOMMENDATIONS:**

**Planning Commission: Planning Commission voted 8-0-1 (Volpe, absent) to recommend approval of CPAM 2004-0009, Round Hill Joint Land Management Area (JLMA) Adjustment.**

**Staff: Staff recommends approval.**

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**BACKGROUND:** The Town of Round Hill has submitted a proposal to the County requesting a Boundary Line Adjustment (BLA) to incorporate 109 acres into the Town boundaries. Approximately 62 acres of this area are outside of the Town's Joint Land Management Area (JLMA) and within the Rural Policy Area of the County. The Revised General Plan policy supports the incorporation of JLMA property into the Town, but not larger areas of the Rural Policy Area. The purpose of the CPAM is to add the 62 acres of the Rural Policy Area into the Round Hill JLMA and to provide land use designation for this area until such time as it is incorporated into the Town. The CPAM will allow the BLA proposal to conform with the County's Plan.

The Planning Commission reviewed the subject application at a public hearing on April 19, 2004 and voted to recommend approval of the CPAM. The Board of Supervisors held a public hearing on May 11, 2004. There were no members of the public who addressed the application. At the same public hearing, the Board also addressed the related corporate Boundary Line Adjustment proposal. It was noted that the CPAM is tracking with the BLA and that action on the CPAM is recommended prior to action on the BLA. After a brief discussion, the Board referred this application to the next business meeting for action.

**ISSUES:**

There are no outstanding issues with this application.

### **FISCAL IMPACT:**

There are no immediate fiscal impacts relating to the approval of this application. If the Town/County resolution is approved for a corporate Boundary Line Adjustment, the responsibility for planning and zoning the property will lie with the Town. Staff notes that the Town is currently in the process of amending its Comprehensive Plan to provide land use and density recommendations for this property in anticipation that the BLA will be approved. Depending on how the property is ultimately developed, there may be future fiscal impacts associated with the provision of capital facilities that could be mitigated through proffer contributions.

### **ALTERNATIVES:**

The Board could choose to deny this application, however, then the Boundary Line Adjustment would not comply with the Revised General Plan. If the Board should choose to defer this application, staff recommends that the BLA also be deferred.

### **DRAFT MOTION(S):**

1. I move that the Board of Supervisors approve CPAM 2004-0009, Round Hill Joint Land Management Area (JLMA) Adjustment.

Or

2. I move an alternate motion.

### **ATTACHMENTS:**

1. Resolution of Intent to amend the Revised General Plan adopted by the Board of Supervisors April 6, 2004
2. Map of revised JLMA
3. Revised Language for Chapter 9 of the Revised General Plan

### **STAFF CONTACT:**

Susan Berry Hill, Department of Planning



**COUNTY OF LOUDOUN  
BOARD OF SUPERVISORS**

**A RESOLUTION OF INTENT TO AMEND THE REVISED GENERAL PLAN  
AND TO INITIATE A COMPREHENSIVE PLAN AMENDMENT TO INCLUDE  
CERTAIN RURAL LANDS WITHIN THE ROUND HILL JOINT LAND  
MANAGEMENT AREA**

WHEREAS, on April 28, 2003 the Town of Round Hill sent a letter to the County of Loudoun requesting a Boundary Line Adjustment between the two jurisdictions to incorporate 108.92 acres of land; and

WHEREAS, the Town has indicated that such Boundary Line Adjustment is needed in order to: allow for the extension of utility lines to the Westlake development, which was approved by the County as a part of ZMAP 89-04; allow for the construction of a new pumping station and water treatment facility; and to bring in commercially zoned property in order to increase the Town's tax base and exercise regulatory and design control over development of the commercially zoned property; and

WHEREAS, the Town is obligated to provide the developers of Westlake with utilities upon request, and the development of Westlake is imminent; and

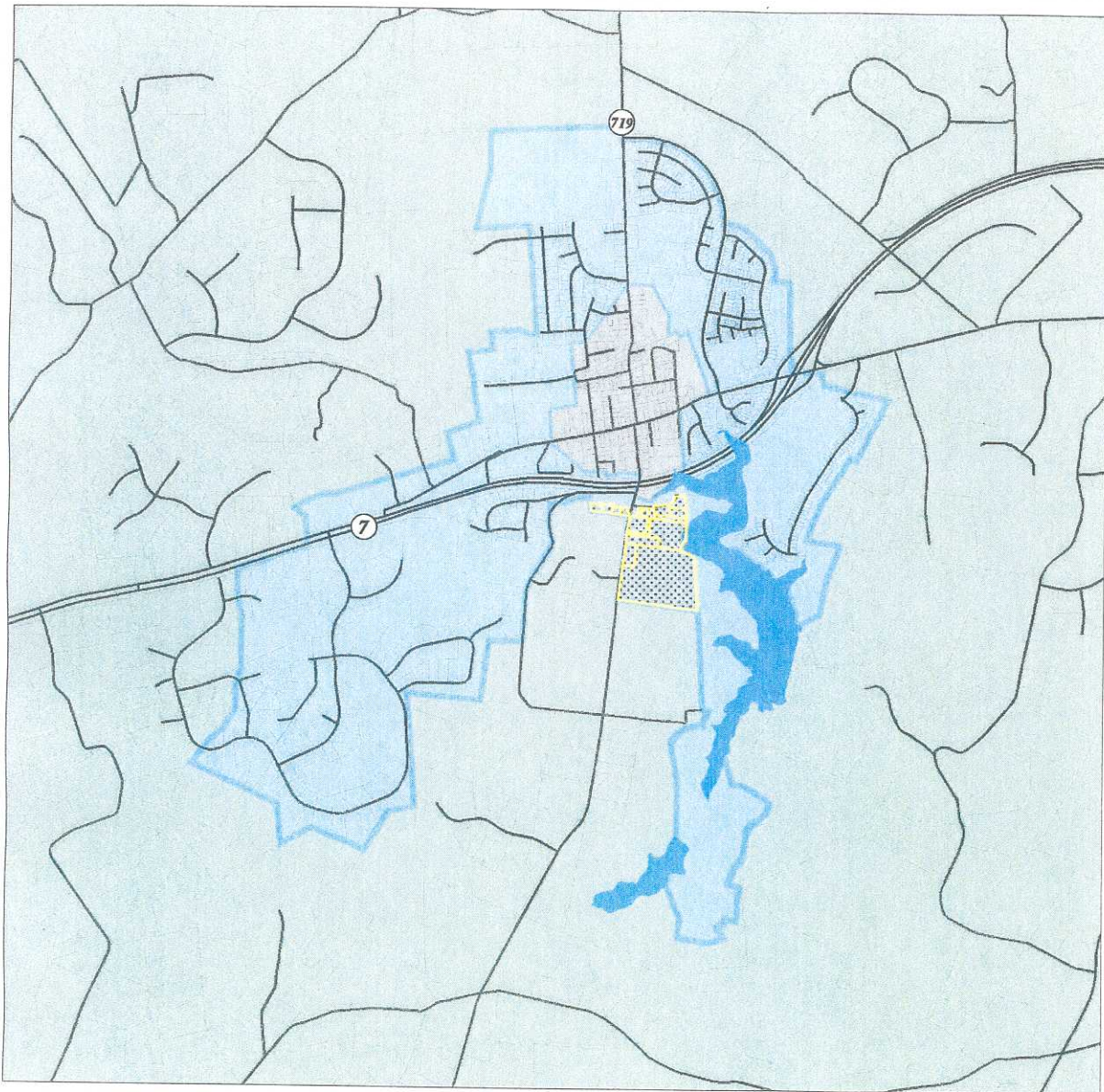
WHEREAS, a portion of the land proposed for incorporation into the Town is currently designated as rural land, within the County's Revised General Plan, and such Plan does not call for the incorporation of rural lands into the Town, but does support the incorporation of the Joint Land Management Area (JLMA) as the Town extends utilities into the JLMA ; and

WHEREAS, the Board of Supervisors desires to have the Town fulfill its obligation to provide utilities to the Westlake development; and

WHEREAS, the Board of Supervisors desires to have the proposed Boundary Line Adjustment conform to the Revised General Plan;

NOW, THEREFORE, the Board of Supervisors hereby states its Intent to Amend the Revised General Plan by amending the boundaries of the area designated as the Round Hill Joint Land Management Area to include the rural lands proposed by the Town for incorporation into the Town, and to provide a land use designation for such area until such time as it is incorporated into the Town.

# PROPOSED ADDITION TO THE ROUND HILL JLMA



## Round Hill JLMA CPAM

-  Amended Section
-  Round Hill JLMA Rural 20
-  Town Boundary

1000 0 1000 2000 Feet



ATTACHMENT 2

A2



**Proposed Language to be added to the Revised General Plan,  
Page 9-28, Round Hill Joint Land Management Policies**

7. *“The County recognizes that the Town limits and JLMA boundaries will change over time as the Town grows and further refines its ability to provide public utilities and public services to these areas. As such, the County anticipates that future areas that are being considered for incorporation into the Town or inclusion in the JLMA will be planned for uses that are compatible with the Town character and the rural area surrounding the JLMA.”*

**ATTACHMENT 3**

A3